

# Charlotte Department of Transportation Memorandum

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**Date:** November 30, 2007

**To:** Keith MacVean  
Charlotte-Mecklenburg Planning Department

**From:** Scott L. Putnam *Rich Hunkeler for*  
Development Services Division

**Subject:** Rezoning Petition 07-146: Located on the east side of South Mint Street  
between West Park Avenue and Westwood  
Avenue (revised 11/16/07)

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We previously commented on this petition in our October 30, 2007 memorandum to you.

**Consistency with Transportation Action Plan (TAP):** The two goals of the TAP that most directly affected the staff's review of this petition define the integration of land use and transportation, and the provision of transportation choices.

- Goal 1 of the TAP relies on the Centers, Corridors and Wedges land use strategy to be implemented. This project site is located in a Corridor and appears to support the Centers, Corridors and Wedges land use strategy as increased mixed-use activity within a Corridor.
- Goal 2 of the TAP describes various connectivity and design features that are important for motorists, pedestrians and bicyclists. Specific comments are identified below that need to be addressed for CDOT's support of the petition and to bring the site plan into compliance with the TAP and best practices for multimodal transportation.

### Vehicle Trip Generation

This site could generate approximately 20 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 190 trips per day. This will have a minor impact on the surrounding thoroughfare system.

We have the following specific comments that are critical to CDOT's support of the rezoning petition:

1. The proposed 8-foot sidewalks and 8-foot planting strips along South Mint Street need to be shown across the entire frontage of the site. It seems that the building may need to be recessed to achieve this requirement.
2. The City's *Driveway Regulations* require that driveways be offset a minimum of 10 feet from the adjacent property line and be separated by a minimum distance of 20 feet from any existing driveway. (*Previous Review Comment-2*)

3. We recommend that the property owner utilize and improve the existing alley for access to the site.
4. Although CDOT may modify the cross section of Mint Street as shown in the future, it cannot be accomplished safely one parcel at a time. The proposed site plan cannot incorporate the future cross-section of Mint Street, showing parallel parking and bike lanes on both sides of the street, until a City project changes the cross-section. The existing four-lane road in front of the site needs to remain. (*Previous Review Comment-2*)
5. Mint Street is classified as a street needing a "New Cross-Section". The building setback is measured 16 feet from the back of the future curb where on street parking exists. The proposed setback line needs to be shown on the plans.
6. Adequate sight triangles must be reserved at the existing/proposed street entrance(s). Two 10-foot x 10-foot sight triangles are required for the entrance(s) to meet requirements. The 10-foot x 10-foot sight triangles need to be measured along the back of the sidewalk and the edge of pavement of the driveway. The building encroaches in to this triangle and needs to be revised. (*Previous Review Comment-2*)

If we can be of further assistance, please advise.

SLP

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Rezoning File (2)